



Order Filed on November 29, 2017
by Clerk
U.S. Bankruptcy Court
District of New Jersey

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| UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY | |
| Caption in Compliance with D.N.J. LBR 9004-1(b) | |
| 679590 PHELAN HALLINAN DIAMOND & JONES, PC 400 Fellowship Road, Suite 100 Mt. Laurel, NJ 08054 856-813-5500 Attorneys for DITECH FINANCIAL LLC | |
| In Re: | |
| | WILLIE J. CHEATHAM, JR A/K/A WILLIE CHEATHAM, JR Debtor(s) |

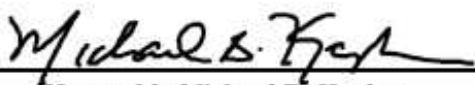
Case No.: 12-29094 - MBK
Hearing Date: TBD
Judge: MICHAEL B KAPLAN
Chapter: 13

Recommended Local Form: ☐ Followed ☒ Modified

ORDER VACATING STAY AND CO-DEBTOR STAY

____ The relief set forth on the following page is hereby **ORDERED**.

DATED: November 29, 2017


Honorable Michael B. Kaplan
United States Bankruptcy Judge

Upon the motion of DITECH FINANCIAL LLC, under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real Property more fully described as:

2529 OXFORD AVENUE, SOUTH PLAINFIELD, NJ 07080

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

☐ Personal property more fully described as:

It is further **ORDERED** that the co-debtor stay under 11 U.S.C. 1301 is vacated as to the co-debtor, GWENDOLYN YELLOCK, to permit DITECH FINANCIAL LLC to pursue its rights in the real property described above and as to the co-debtor, GWENDOLYN YELLOCK.

It is further **ORDERED** that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

rev. 7/12/16

Documentation provided is in support of right to seek lift of stay and foreclose if necessary

In re:
Willie J Cheatham
Debtor

Case No. 12-29094-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Nov 30, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 02, 2017.

db +Willie J Cheatham, 2529 Oxford Avenue, South Plainfield, NJ 07080-5334

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 02, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 30, 2017 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
 Albert Russo docs@russotrustee.com
 Andrew L. Spivack on behalf of Creditor GREEN TREE SERVICING LLC nj.bkecf@fedphe.com
 Bruce C. Truesdale on behalf of Debtor Willie J Cheatham brucectruesdalepc@gmail.com,
 bctpcacf@gmail.com;r49787@notify.bestcase.com
 Denise E. Carlon on behalf of Creditor DITECH FINANCIAL LLC dcarlon@kmlawgroup.com,
 bkgroup@kmlawgroup.com
 Jeanette F. Frankenberg on behalf of Creditor BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO
 BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP cmecf@sternlav.com
 Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL LLC nj.bkecf@fedphe.com
 Robert P. Saltzman on behalf of Creditor Green Tree Servicing LLC, as authorized servicer for
 Fannie Mae, as owner and holder of account/contract originated by Lending Solutions, Inc.
 dnj@pbslaw.org
 Sarah J. Crouch on behalf of Debtor Willie J Cheatham nickfitz.law@gmail.com,
 nadiafinancial@gmail.com;fitzgeraldnj@stratusbk.com

TOTAL: 9